



### Hastings Court Church Avenue, Stourport-On-Severn, DY13 9DB

A great opportunity to purchase a two bedroom ground floor flat with the distinct advantage of No Upward Chain enjoying a quiet yet highly convenient location close to the Town Centre plus local amenities such as bus links, road networks and picturesque Canal & Riverside walks. The internal accommodation briefly comprises a kitchen, living room, two bedrooms and shower room, benefiting further from double glazing, gas central heating, communal gardens and the great benefit of a garage. Call today to book your viewing to avoid missing out.

EPC band C.  
Council Tax Band A.

**£149,950**

# Hastings Court Church Avenue, Stourport-On-Severn, , DY13 9DB

## Communal Entrance

Communal entrance door opening to the communal hall, with the flat door being located on the ground floor.

## Entrance Door

Opening to the hall.

## Hall

Having a storage area, door to the living room, and doorway to the kitchen, and rear hall.

## Living Room

14'5" max x 11'9" (4.40m max x 3.60m)



Having a sliding patio door opening to the communal gardens, radiator, and coving to the ceiling.



## Kitchen

11'5" x 8'2" (3.50m x 2.50m)



Fitted with wall and base units having a complementary worksurface over, built in double oven and hob with extractor fan over, one and a half bowl sink unit with mixer tap, tiled splash backs, space for under counter appliances, plumbing for washing machine, radiator, and double glazed window.

## Hastings Court Church Avenue, Stourport-On-Severn, , DY13 9DB



### Rear Hall

With doors to both bedrooms, and shower room, plus three storage cupboards.

### Bedroom One

10'5" x 9'2" to w/robes (3.20m x 2.80m to w/robes)



With a double glazed window, radiator, and fitted wardrobe with sliding doors.

### Bedroom Two

9'2" max, 8'6" min x 8'2" (2.80m max, 2.60m min x 2.50m)



With a double glazed window, radiator, built in wardrobe, and storage cupboard.

# Hastings Court Church Avenue, Stourport-On-Severn, , DY13 9DB

## Shower Room



Fitted with a shower enclosure, pedestal wash basin, w/c, tiled walls, heated towel rail, and double glazed window.

## Outside



## Garage



## Communal Gardens



## Council Tax Band

Wyre Forest DC - Band A.

## Services

The agent understands that the property has mains water / electricity / gas / drainage available. All interested parties should obtain verification through their solicitor or surveyor before entering a legal commitment to purchase.

## Tenure - Leasehold not verified

The owner states that the property is leasehold; ground rent and other charges may be payable. However all interested parties should obtain verification through their solicitor.

As of February 2026 the seller has informed us of the following information;

The service charge is approximately £130 per month.

The ground rent is na.

The lease is TBC years from 955 years.

All interested parties are advised to obtain verification through their solicitor.

## Hastings Court Church Avenue, Stourport-On-Severn, , DY13 9DB

### Fixtures & Fittings

You should ensure that your solicitor verifies this information in pre-contract enquiries. Any fixture, fitting or apparatus not specifically referred to in these descriptive particulars is not included as part of the property offered for sale.

### MONEY LAUNDERING REGULATIONS

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Floorplan

This floorplan is to be used for descriptive and illustrative purposes only and cannot be relied on as an accurate representation of the property.

### Disclaimer

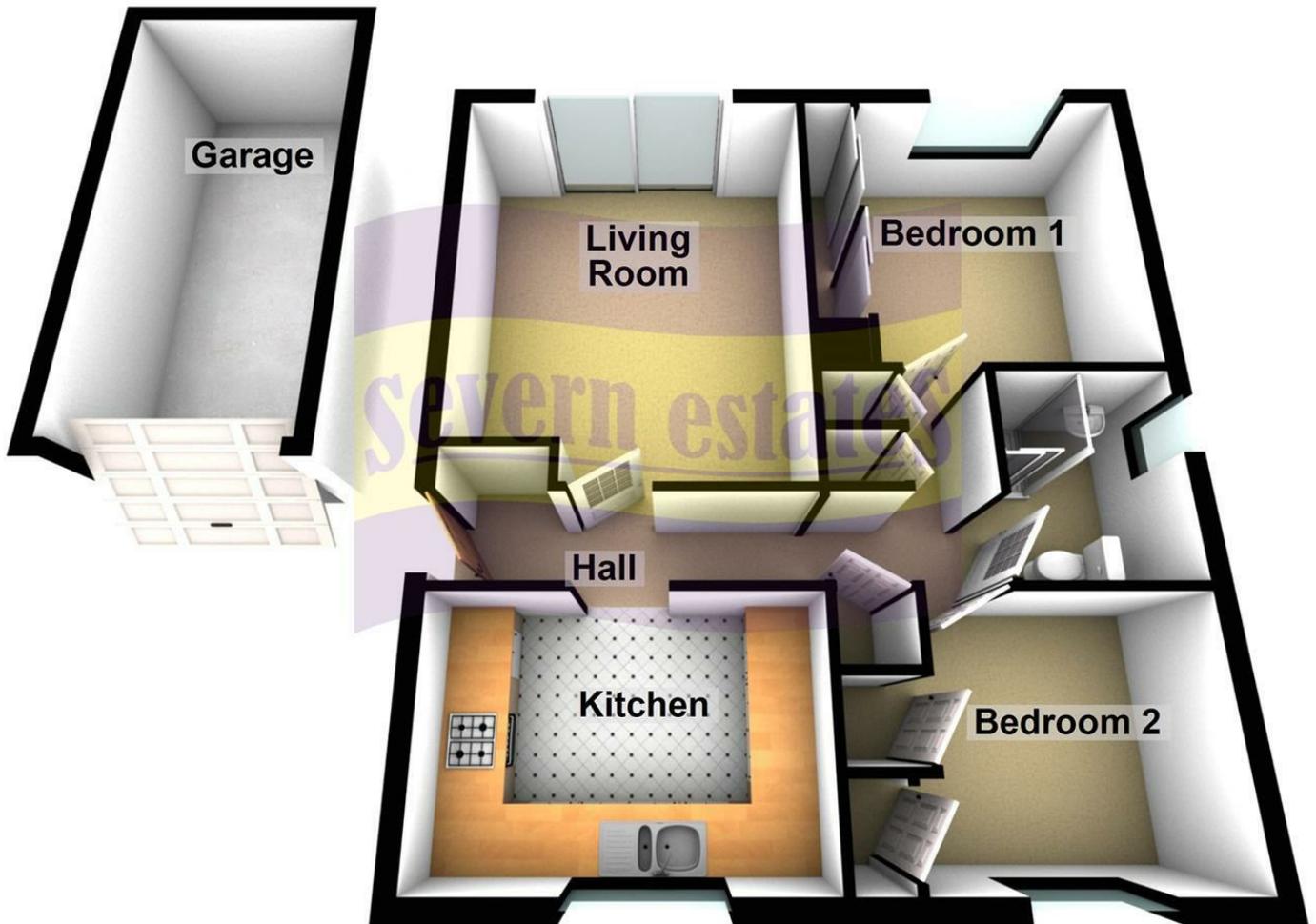
MISREPRESENTATION ACT - PROPERTY MISDESCRIPTIONS ACT

The information in these property details is believed to be accurate, but Severn Estates does not give any Partner or employee authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

RF-200226-V1.0



# Hastings Court



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	